037.0	0001	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,395,000	/	1,395,000
USE VALUE:	1,395,000	/	1,395,000
ASSESSED:	1,395,000	/	1,395,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHULZ DARREN & RUTH
Owner 2:	
Owner 3:	
Street 1:	90 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK ST
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains 15,606 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 3470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15606.000	826,600		568,400	1,395,000
Total Card	0.358	826,600		568,400	1,395,000
Total Parcel	0.358	826,600		568,400	1,395,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.02 | /Parcel: 402.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	418063
GIS Ref	
GIS Ref	
Insp Date	12/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0001-0005.B

!16400!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	826,300	0	15,606.	568,400	1,394,700	1,394,700	Year End Roll	12/18/2019
2019	101	FV	630,800	0	15,606.	515,100	1,145,900	1,145,900	Year End Roll	1/3/2019
2018	101	FV	630,800	0	15,606.	488,500	1,119,300	1,119,300	Year End Roll	12/20/2017
2017	109	FV	897,700	0	31,401.	753,600	1,651,300	1,651,300	Year End Roll	1/3/2017
2016	318	FV		19100	23,735.	486,600	505,700	505,700	Year End	1/4/2016
2015	318	FV		19900	23,735.	451,000	470,900	470,900	Year End Roll	12/11/2014
2014	318	FV		19900	23,735.	373,800	393,700	393,700	Year End Roll	12/16/2013
2013	318	FV		19900	23,735.	356,000	375,900	375,900		12/13/2012

PRINT

Date	Time
12/11/20	06:00:19

LAST REV

Date	Time
07/15/19	08:28:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	67656-96		7/20/2016		1,095,000	No	No		
LUSSIANO JOSEPH	66130-99		9/25/2015	Change>Sale	716,000	No	No		
LUSSIANO MARY &	26218-341		4/11/1996	Convenience	99	No	No		James Lussiano Jr dod 12/10/1998
LUSSIANO JAMES	20005-147		8/14/1989	Convenience	99	No	No		
QUINZANI OVIDIO	9495-153		11/10/1959	Family	1	No	No		

USER DEFINED

Prior Id # 1:	25029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2017	48	Solar Pa	4,000	C				
12/30/2015	1970	Heat App	15,000					
11/19/2015	1799	New Buil	250,000					
10/30/2015	1679	Foundati	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15606		Sq. Ft.	Site		0	64.	0.57	3									568,438						568,400	

Total AC/HA: 0.35826 | Total SF/SM: 15606 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 568,438 | Spl Credit | Total: 568,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95259362
Const Adj.:	1.04989493
Adj $ / SQ:	125.015
Other Features:	122217
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	829088
Depreciation:	2487
Depreciated Total:	826600

COMMENTS

DECATUR GARDENS-greenhouses sold, property sold.. With 94 Decatur 3 new single family homes. See plan #592 of 2016 for sqft adjustment.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

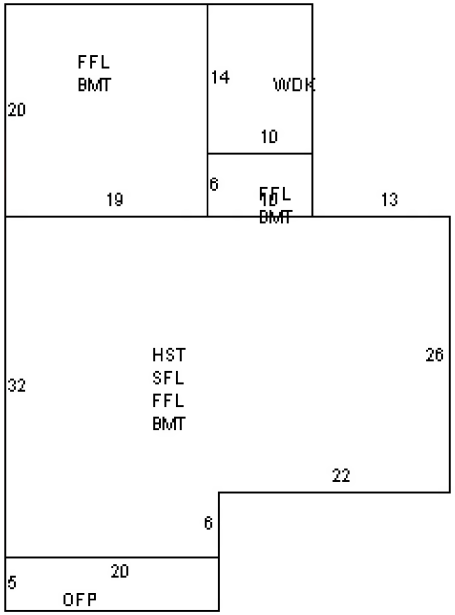
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	166.27
Special Features:	0	Val/Su Net:	154.16
Final Total:	826600	Val/Su SzAd	238.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,652	37.500	61,958
FFL	First Floor	1,652	125.020	206,525
SFL	Second Floor	1,212	125.020	151,519
HST	Half Story	606	125.020	75,759
WDK	Deck	140	13.800	1,932
OFP	Open Porch	100	34.650	3,465

Net Sketched Area: 5,362 | Total: 501,158

Size Ad 3470 | Gross Are 5968 | FinArea 3470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

037.0-0001-0005.B

IMAGE

AssessPro Patriot Properties, Inc